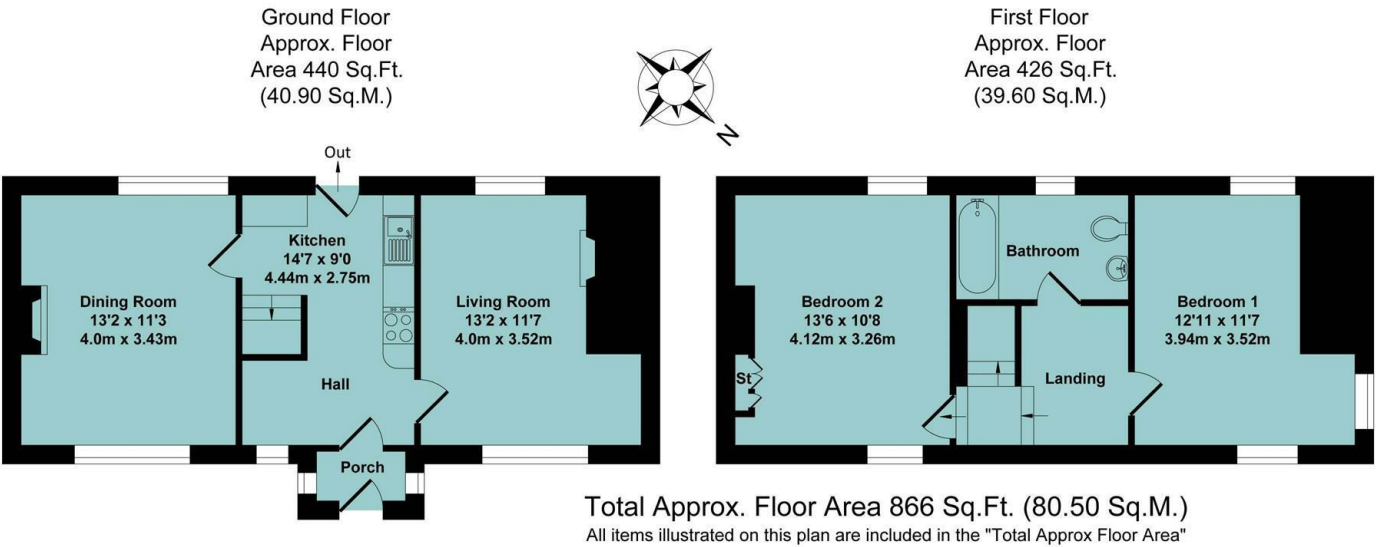


Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



Cranmore Cottage, 17 Glovers Lane
Middleton Cheney



Cranmore Cottage, 17 Glovers Lane,
Middleton Cheney, Oxfordshire, OX17
2NU

Approximate distances
Banbury 3 miles
Brackley 9 miles
Northampton 20 miles
Oxford 25 miles
Junction 11 (M40 motorway) 1.2 miles
Banbury railway station 2.5 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 19 mins
Banbury to Birmingham by rail approx. 55 mins

A CHARMING DETACHED GRADE II LISTED STONE AND THATCHED COTTAGE WITH A GREAT DEAL OF CHARACTER TUCKED AWAY IN A DESIRABLE LOCATION WITHIN AN EXCEPTIONALLY WELL SERVED AND POPULAR VILLAGE.

Porch, sitting room with inglenook, dining room, kitchen, two double bedrooms, bathroom, driveway parking, generous south facing gardens, no upward chain.

£425,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction towards Brackley (A422). At the top of Blacklocks Hill take the first exit at the roundabout towards Northampton (B4525). At the next mini roundabout turn right onto Middleton Cheney. Continue until Glovers Lane is found as a turning to the right. Follow the road and the property will be found on the left hand side before it bends round to the left.

Situation

Middleton Cheney boasts a vibrant community for all dynamics. One of the largest villages in South Northamptonshire. It has amenities not normally associated with village life. Facilities within the village include a chemist, church, vets surgery, library, sports ground, village store, post office and popular public houses. The village hall offers a range of clubs & societies for all ages and there is schooling to cover pre-school right the way through to Sixth form education. A greater retail experience is located nearby in Banbury, where you will find all the top High Street outlets and "out of town" retail parks with free parking. Banbury is conveniently located having access to junction 11 of the M40 motorway and regular rail services to London Marylebone and Birmingham. Brackley is also a growing town with good shopping, leisure facilities and services.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- * A charming stone-built Grade II Listed period cottage (c. 1710) under a thatched roof which has been renovated by the present owner.
- * There are a number of period features including an inglenook fireplace with bread oven, exposed beams, exposed floorboards, solid oak window seats, latched and ledged doors throughout and exposed stone work.
- * Smart decor and modern fittings throughout.
- * Generous gardens to front and rear with a long driveway providing spacious off road parking and well stocked south facing rear garden (approx. 60') with access to the side and lovely views of the church spire.

painted beams, wall mounted Glow Worm combination gas fired boiler, under stairs cupboard and part raised door opening to the rear garden.

- * Double aspect sitting room with windows to front and rear, beams, inglenook fireplace with flagstone hearth and bread oven, exposed stonework.
- * Separate double aspect dining room with windows to front and rear, exposed varnished floor boards, exposed beams and wall joists, feature fireplace.
- * Two lovely double bedrooms with exposed beams and joist both of which have windows to front and rear.
- * Beautiful bathroom fitted with a Victoriana suite featuring a freestanding roll-top bath with mixer taps and shower attachment, wash hand basin, WC, heated towel rail/radiator, ceramic tiled floor, window, exposed beams and joists.
- * The private south-facing rear garden includes useful outbuildings such as a shed and tool store.
- * Located in the old part of the village with lovely views of the church.

Services

All mains services are connected. The wall mounted gas fired combination boiler is located in the kitchen.

Local Authority

West Northants District Council. Council tax band D.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

- * Porch with flagstone floor and door opening to the kitchen which has a range of modern shaker cream units incorporating a built-in Neff oven with folding integrated door and induction hob over. Integrated fridge, Belfast sink, solid wooden well maintained work surfaces, brick effect ceramic wall tiling, natural slate tiled floor, white

